

Transportation Impact Fee Calculation (fee schedule on next page)

Land Use	Unit	Fee per Unit by Trans. Mgmt. District	List the number of units for each use in the development (in housing units or square feet)	Impact Fee (multiply the number of units by the impact fee)
Subtotal:				
Impact Fee to King County (20D.210.10-126):				
Total Transportation Impact Fees:				
Less any credits:				
Transportation Impact Fees Due:				

Total Impact Fees

Fire:

Park:

Transportation:

TOTAL:

Receipt number:

Date:

Person preparing this form:

Adopted Transportation Impact Fees with King County Fees for Single- and Multiple-Family Dwellings*

Adopted: December 14, 1999

Effective Date: December 23, 1999

Land Uses	Standard of Measure (1)	Impact Fee by Transportation Management District						
		Area 1 Downtown	Area 2 Ed Hill	Area 3 Willows/SV	Area 4 Grass Lawn	Area 5 Overlake	Area 6 Viewpoint	Area 7 SE Redmond
Cost per VMT (City only)	VMT	\$801.57	\$470.76	\$801.57	\$216.11	\$801.57	\$216.11	\$801.57
Residential								
Single-Family Redmond	Dwelling	\$2,833.54	\$1,664.15	\$2,833.54	\$763.95	\$2,833.54	\$ 763.95	\$2,833.54
King County		\$ 757.00	\$1,400.00	\$ 601.00	\$123.00	\$ 425.00	\$ 254.00	\$1,086.00
TOTAL FEE		\$3,590.54	\$3,064.15	\$3,434.54	\$886.95	\$3,258.54	\$1,017.95	\$3,919.54
Multiple-Family Redmond	Dwelling	\$1,738.40	\$1,021.56	\$1,739.40	\$468.96	\$1,738.40	\$468.96	\$1,739.40
King County		\$ 454.20	\$ 786.51	\$ 360.00	\$ 73.80	\$ 255.00	\$152.40	\$ 651.60
TOTAL FEE		\$2,192.60	\$1,808.07	\$2,099.40	\$542.76	\$1,993.40	\$621.36	\$2,391.00
Retirement Community	Dwelling	\$628.43	\$369.08	\$628.43	\$169.43	\$628.43	\$169.43	\$628.43
Nursing Home	Bed	\$381.55	\$224.08	\$381.55	\$102.87	\$381.55	\$102.87	\$381.55
Congregate Care/Asst. Living	Dwelling	\$381.55	\$224.08	\$381.55	\$102.87	\$381.55	\$102.87	\$381.55
Hotels and Motels								
Hotel/Motel	Room	\$2,212.32	\$1,299.31	\$2,212.32	\$596.47	\$2,212.32	\$596.47	\$2,212.32
Commercial – Services								
Bank/Savings & Loan	sq. ft./gfa	\$40.57	\$23.83	\$40.57	\$10.94	\$40.57	\$10.94	\$40.57
Day Care	sq. ft./gfa	\$18.71	\$10.99		\$5.04	\$18.71	\$5.04	\$18.71
Library	sq. ft./gfa	\$4.84	\$2.85	\$4.84	\$1.31	\$4.84	\$1.31	\$4.84
Post Office	sq. ft./gfa	\$6.24	\$3.67	\$6.24		\$6.24	\$1.68	\$6.24
Service Station	Fuel Position	\$8,274.09		\$8,274.09	\$2,230.78			\$8,274.09
Service Station/Minimart	Fuel Position	\$7,133.54			\$1,923.28			
Movie Theater	Screen							
Carwash	Stall							
Health Club/Racquet Club	Member							
Commercial – Institutional								
Elementary School	Student	\$68.21	\$40.06	\$68.21	\$18.39	\$68.21	\$18.39	\$68.21
High School	Student	\$118.63	\$69.67	\$118.63	\$31.98	\$118.63	\$31.98	\$118.63
Church	sq. ft./gfa	\$2.14	\$1.25	\$2.14	\$0.58	\$2.14	\$0.58	\$2.14
Hospital	sq. ft./gfa	\$3.37	\$1.98	\$3.37	\$0.91	\$3.37	\$0.91	\$3.37
Commercial – Restaurant								
Restaurant	sq. ft./gfa	\$16.70	\$9.81	\$16.70	\$4.50	\$16.70	\$4.50	\$16.70
Fast Food Restaurant	sq. ft./gfa	\$29.28	\$17.20	\$29.28	\$7.89	\$29.28	\$7.89	\$29.28

Adopted Transportation Impact Fees (Continued)

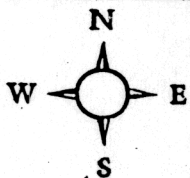
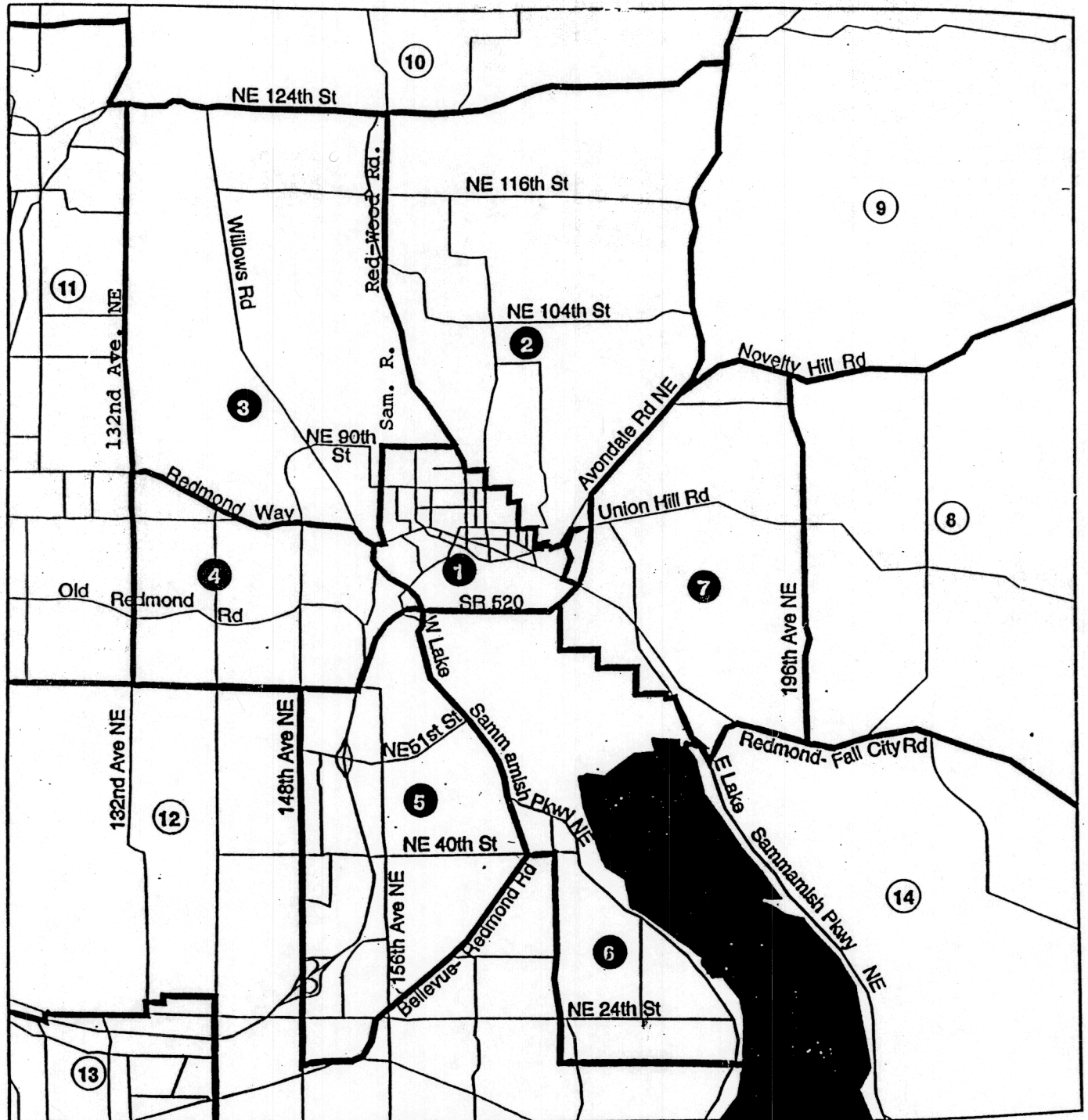
Land Uses	Standard of Measure (1)	Impact Fee by Transportation Management District						
		Area 1 Downtown	Area 2 Ed Hill	Area 3 Willows/SV	Area 4 Grass Lawn	Area 5 Overlake	Area 6 Viewpoint	Area 7 SE Redmond
Commercial – Retail Shopping Center and other Retail								
Up to 99,999 sq. ft.	sq. ft./gla	\$4.96	\$2.91	\$4.96	\$1.34	\$4.96	\$1.34	\$4.96
100,000 – 199,999 sq. ft.	sq. ft./gla	\$4.63	\$2.72	\$4.63	\$1.25	\$4.63	\$1.25	\$4.63
200,000 – 299,999 sq. ft.	sq. ft./gla	\$4.17	\$2.45	\$4.17	\$1.12	\$4.17	\$1.12	\$4.17
300,000 sq. ft. and over	sq. ft./gla	\$4.90	\$2.88	\$4.90	\$1.32	\$4.90	\$1.32	\$4.90
Supermarket	sq. ft./gfa	\$13.05	\$7.67	\$13.05	\$3.52	\$13.05	\$3.52	\$13.05
Convenience Market	sq. ft./gfa	\$25.19	\$14.80	\$25.19	\$6.79	\$25.19	\$6.79	\$25.19
Discount/ Department Store	sq. ft./gfa	\$5.31	\$3.12	\$5.31	\$1.43	\$5.31	\$1.43	\$5.31
Miscellaneous Retail	sq. ft./gfa	\$3.27	\$1.92	\$3.27	\$0.88	\$3.27	\$0.88	\$3.27
Furniture Store	sq. ft./gfa	\$0.32	\$0.19	\$0.32	\$0.09	\$0.32	\$0.09	\$0.32
Car Sales – New/Used	sq. ft./gfa	\$7.73	\$4.54	\$7.73	\$2.08	\$7.73	\$2.08	\$7.73
Commercial – Administrative Office								
Up to 99,999 sq. ft.	sq. ft./gfa	\$7.36	\$4.32	\$7.36	\$1.98	\$7.36	\$1.98	\$7.36
100,000 – 199,999 sq. ft.	sq. ft./gfa	\$6.14	\$3.61	\$6.14	\$1.66	\$6.14	\$1.66	\$6.14
200,000 – 299,999 sq. ft.	sq. ft./gfa	\$5.37	\$3.15	\$5.37	\$1.45	\$5.37	\$1.45	\$5.37
300,000 sq. ft. and over	sq. ft./gfa	\$4.75	\$2.79	\$4.75	\$1.28	\$4.75	\$1.28	\$4.75
Medical Office/Clinic	sq. ft./gfa	\$11.77	\$6.91	\$11.77	\$3.17	\$11.77	\$3.17	\$11.77
Industrial								
Light Industry/ Manufacturing	sq. ft./gfa	\$4.01	\$2.35	\$4.01	\$1.08	\$4.01	\$1.08	\$4.01
Industrial Park	sq. ft./gfa	\$4.01	\$2.35	\$4.01	\$1.08	\$4.01	\$1.08	\$4.01
Warehousing/ Storage	sq. ft./gfa	\$3.03	\$1.78	\$3.03	\$0.82	\$3.03	\$0.82	\$3.03
Notes:								
gla = gross leasable area; gfa = gross floor area, VMT = Vehicle Mile of Travel.								
(1) For uses with Standard of Measure in sq. ft., impact fee is dollars per square foot.								
*The portion of the impact fee charged to Redmond developments other than single- and multiple-family dwellings for mitigation of impacts on unincorporated King County transportation facilities shall be calculated based on a project specific model run using the King County Mitigation Payment System (MPS). See RCDG 20D.60.10-055, <i>Impacts to County Transportation Facilities</i> .								

Definitions of Uses for Transportation, Fire, and Parks and Recreation Impact Fees

See RCDG 20A.20.090, "I" Definitions, *Impact Fee – Transportation – Land Uses*, for definitions of the land use categories used in the transportation impact fee table listed above.

See RCDG 20A.20.090, "I" Definitions, *Impact Fee – Fire and Park, Recreation, Open Space and Trails – Land Uses*, for definitions of the land use categories used in the fire and park and recreation impact fee tables.

IMPACT FEE DISTRICTS



DISTRICTS:

Area 1 - Downtown
 Area 2 - Education Hill
 Area 3 - Willows/Sammamish Valley
 Area 4 - Grass Lawn

Area 5 - Overlake
 Area 6 - Viewpoint
 Area 7 - SE Redmond

